

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of Land Use from Residential use to Industrial use for the land in Survey No.253 (Part) of Taramathipet Village of Hayathnagar Mandal, Ranga Reddy District to an extent of 6 Acres 19.4 Guntas - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 11.

**Dated: 07.01.2015.
Read the following:-**

1. From the Metropolitan Commissioner, HMDA, Letter No.101221/MP1/Plg/HMDA/2013, dated 22.05.2013, 12.11.2013.
2. From the Commissioner of Industries, AP., Hyderabad, Letter No.29/1/2013/12917, dated 1.7.2013.
3. Govt.Memo.No.12243/I1/2013-4, MA&UD (I1) Dept., dated 05.12.2013.
4. From Sri Vaddepalli Papaiah resident of Tamathipet, Hayathnagar Mandal, Ranga Reddy District, objection petition dated:07.01.2014.
5. Govt.Letter No.12243/I1/2013-5, MA&UD (I1) Dept., dated 16.01.2014.
2. From the Metropolitan Commissioner, HMDA, Letter No.101221/MP1/Plg/HMDA/2013, dated 09.04.2014.
3. Govt.Letter No.12243/I1/2013-6, MA&UD (I1) Dept., dated 22.07.2013.
4. From the Metropolitan Commissioner, HMDA, Letter No.101221/MP1/Plg/HMDA/2013, dated 18.09.2014.

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ORDER:

The draft variation to the land use envisaged in the notified Metropolitan Development Plan, 2031 for Hayathnagar Mandal issued in Government Memo 3rd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.825, Part-I, dated 11.12.2013. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has submitted in the reference 6th read above, stating that the objection received from Sri V.Papaiah lacks merits and bonafides and deserves no consideration. In the 8th read above, it is reported that the applicant has paid an amount of Rs.16,24,624/- (Rupees sixteen lakhs twenty four thousand six hundred and twenty four only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 12.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the notified Metropolitan Development Plan, 2031 for Hayathnagar Mandal, as required by sub-section (3) of the said section.

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VARIATION

The site in Survey No.253 (Part) of Taramathipet Village of Hayathnagar Mandal, Ranga Reddy District to an extent of 6 Acres 19.4 Guntas which is presently earmarked for Residential use zone in the notified Metropolitan Development Plan, 2031 for Hayathnagar Mandal is now designated as Industrial use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the applicant shall handover the 12'-6" strip area for road widening to the local bodies at free of cost.
12. that the applicants shall provide 9 mtrs green buffer towards designated Residential use in order to segregate Industrial activity from the Residential activity.
13. that the applicant should maintain front set back after road affected area and No relaxation in front set back in front of 100'-0" (30m) wide road can be considered.

14. that the applicant should take prior permission from H.M.D.A before under taking any development in the site.
15. Before establishing the Industry the applicant shall get all required NOCs / permissions.
16. that the applicant shall handover land for proposed 100 feet wide Master Plan road.
17. that the applicant shall provide 9 Mtrs., green buffer towards residential area.
18. that the applicant has to fulfill any other conditions as may be imposed by the competent Authority.

SCHEDULE OF BOUNDARIES

North : Sy.Nos.249 and 253/P of Taramathipet Village.
South : Existing 75'-0" wide BT Road.
(As per MDP - 2031, proposed 100'-0" (30m) wide road)
East : Sy.No.253/P of Taramathipet Village.
West : Sy.No.253/P of Taramathipet Village.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**Dr. S.K. JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
Copy to:
The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.
The District Collector, Ranga Reddy District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER